

OWNERSHIP

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the Subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes, Lots "A" through "F" inclusive. We further hereby dedicate for public use for sewer purposes those easements designated as "12' Sewer Easement". We further hereby dedicate for construction and maintenance of electrical energy facilities, the easements designated as "14' P.U.E.", "5'x15' P.U.E.", "5'x20' P.U.E.", "5'x25' P.U.E.", "5'x30' P.U.E." and "6' P.U.E.".

F and P COMPANY, a joint venture composed of PAULIN ENTERPRISES, INC., a California corporation and JOHN FERGUSON, Trustee of the FERGUSON FAMILY TRUST dated June 22, 1971.

PAULIN ENTERPRISES, INC. a California Corporation
Frank W. Paulin President
Glenda B. Turbeville Secretary

John Ferguson Justice
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA,) ss.
COUNTY OF ORANGE)

On this 6 day of AUGUST, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK W. PAULIN known to me to be the President, and GLENDA B. TURBEVILLE known to me to be the Secretary, respectively of PAULIN ENTERPRISES INC., the Corporation that executed the within instrument said persons being known by me to be the persons who executed the within instrument on behalf of said Corporation, said Corporation being known by me to be one of the joint venturers of F and P COMPANY a joint venture, and acknowledged to me that such Corporation executed the within instrument pursuant to its by laws or a resolution of its Board of Directors individually and as joint venturer of said joint venture and that such joint venture executed the same.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES DEC. 30, 1980

Barbara J. Talbert
OFFICIAL SEAL
BARBARA J. TALBERT
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires DEC 30, 1980

STATE OF CALIFORNIA,) ss.
COUNTY OF ORANGE)

On this 6 day of August, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN FERGUSON, TRUSTEE, known to me to be the person who executed the within instrument, said persons being known by me to be one of the joint venturers of F and P COMPANY, a joint venture, and acknowledged to me that he executed the same both individually and as joint venturer of said joint venture and that such joint venture executed the same.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES DEC. 30, 1980

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SIGNATURE OMISSION

In accordance with Section 66436(C)(1) of the Subdivision Map Act of the State of California, the signatures of the following Easement holders have been omitted since their interest cannot ripen into fee.

Easements for sewer pipeline, and for ingress and egress in favor of the City of Riverside in Instrument recorded November 25, 1960 as Instrument No. 100523 and October 6, 1972 as Instrument No. 134098 of Official Records of Riverside County, California. Easements are shown upon the annexed map.

An easement for pipelines and conduits in favor of Southern California Gas Company and Southern Counties Gas Company of California, recorded September 18, 1950 in Book 1205, page 48 of Official Records of Riverside County, California. Easement is shown upon the annexed map.

Easement for telephone lines and cables in favor of Pacific Telephone and Telegraph Company, et al recorded September 26, 1960 as Instrument No. 83704 and October 18, 1960 as Instrument No. 89850 of Official Records of Riverside County, California. Easement is shown upon the annexed map.

Dedication for public street to the City of Riverside recorded July 6, 1973 as Instrument No. 88833 and October 11, 1973 as Instrument No. 132915 of Official Records of Riverside County, California. and is shown upon the annexed map.

An easement for ingress and egress in favor of Walter F. Verley, et al recorded December 24, 1936 in Book 306, page 478 of Official Records of Riverside County, California.

Easement is shown upon said annexed map

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 8146

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN

MAY 1981

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 8146 which was approved by the Riverside City Planning Commission on August 5, 1976, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: August 31st, 1981

Robert C. Wales, R.C.E. 18793
City Engineer

Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated Aug. 3, 1981

EVERETT C. ROSS
Director of Public Utilities

By: Don Campbell for E. Ross

CITY TREASURER

I hereby certify that according to the records of this office as of this date the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated July 28, 1981

H. E. BREWER
City Treasurer

By: H.E. Brewer

UTILITY EASEMENTS

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map;

Easements for public utility facilities in favor of the City of Riverside recorded November 10, 1966 as Instrument No. 110001 of Official Records of Riverside County, California, and as shown on Tract 2121 per map recorded in Book 40, page 58 through 61 of Maps, Records of Riverside County, California. Easements are shown upon the annexed map.

An easement for electric lines in favor of the City of Riverside, et al recorded September 26, 1960, as Instrument No. 83704 of Official Records of Riverside County, California. Easement is shown on the annexed map.

An Easement for a domestic water main, together with fittings and other necessary appurtenances in favor of the City of Riverside recorded February 28, 1964 as Instrument No. 25837 of Official Records of Riverside County, California. Easement is shown upon the annexed map.

An easement for public utility facilities in favor of the City of Riverside recorded July 6, 1973 as Instrument No. 88833 and October 11, 1973 as Instrument No. 132915 of Official Records of Riverside County, California. Easement is shown upon the annexed map.

Date Aug. 3, 1981

EVERETT C. ROSS
Director of Public Utilities

By: Don Campbell for E. Ross

RECORDER'S CERTIFICATE

Filed this 11 day of AUG, 1981, at 2:30 P.M. in Book 121 of Maps, at Pages 48+49, at the request of the City Clerk.

Fee: \$ 8.00 DONALD D. SULLIVAN, County Recorder

No. 152674

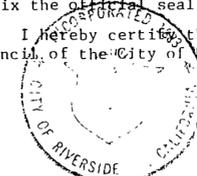
BY: Debbie Ann Steyer Deputy

Subdn. G. Tee Chicago Title Insurance Company

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 8146 and the streets and easements are hereby accepted as public streets and easements, except Lot "F" which is a 1.0' Barrier Strip; created to deny access from adjoining private property to Lot "A" and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 4th day of August, 1981.



ALICE A. HARE
City Clerk of the City of Riverside, California

By: Alice A. Hare

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes, that are now a lien but not yet payable, which are estimated to be \$2,500.00

Dated July 10, 1981

DONNA BOUER BABCOCK, COUNTY TAX COLLECTOR

BY: Larry Knowles

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$2,500.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors

Dated 8-11, 1981

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk of the Board of Supervisors

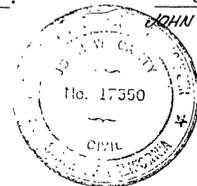
BY: Nancy Pomero Deputy

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during August 1977, that all monuments of the character and locations shown hereon are in place or will be in place within ONE (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated July 29, 1980

John W. Canty
JOHN W. CANTY R.C.E. 17450



SOILS REPORT

A Preliminary Soils Report was prepared on the 1st day of AUG, 1977, as required by the Health and Safety Code of California, Section 17953 by

2R Engineering Incorporated

CITY SCOPY 121/48

M.B. 121/48

M.B. 121/48

CITY'S COPY

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 8146

BEING A SUBDIVISION OF A PORTION OF THE SOUTH-
WEST ONE QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH
RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

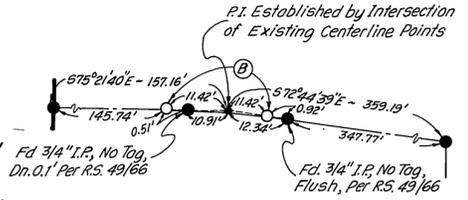
MAY 1981

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1"=100'

DETAIL "C"

NOT TO SCALE
On Centerline of Century Avenue

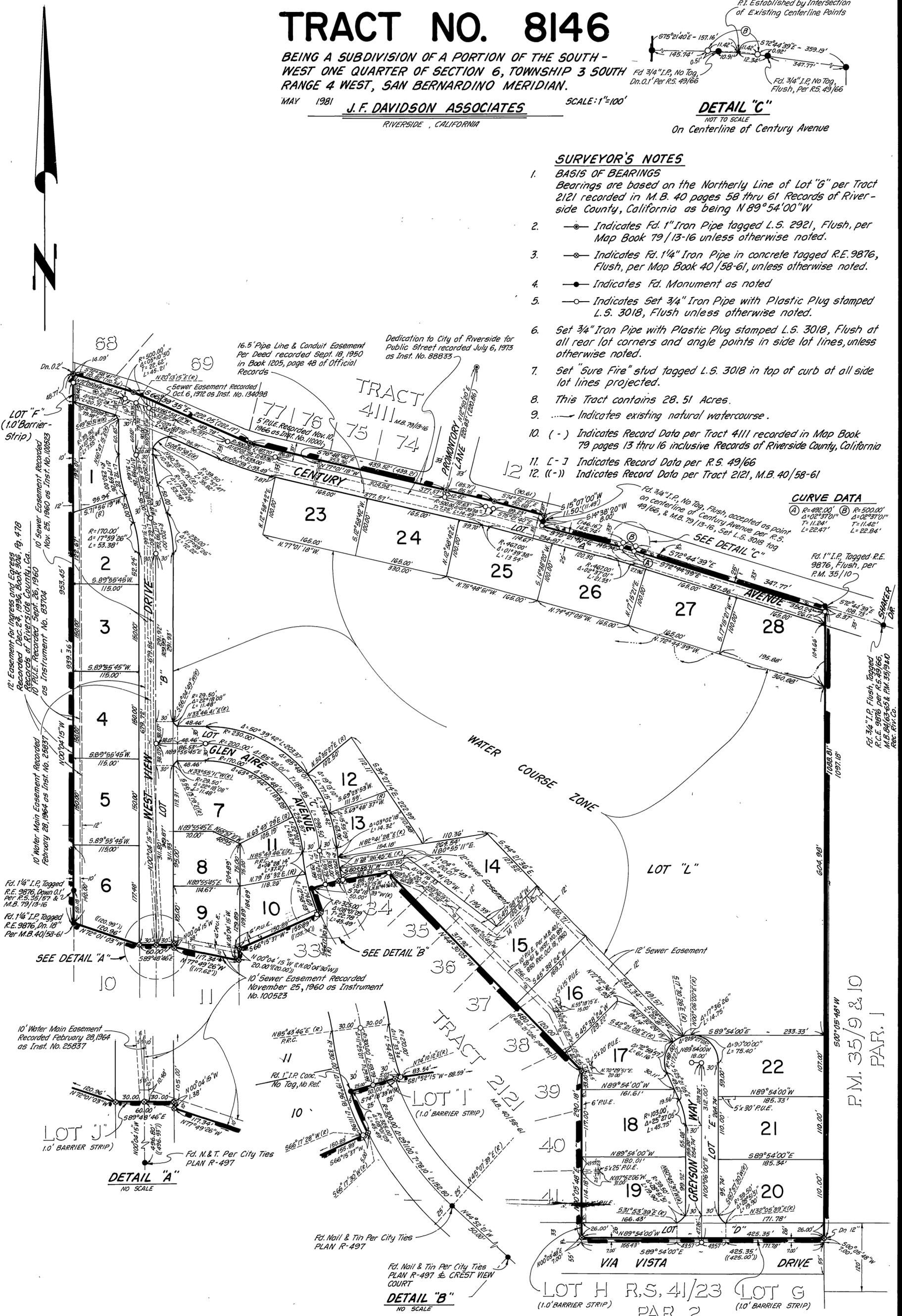


SURVEYOR'S NOTES

- BASIS OF BEARINGS**
Bearings are based on the Northerly Line of Lot "G" per Tract 2121 recorded in M.B. 40 pages 58 thru 61 Records of Riverside County, California as being N 89° 54' 00" W
- Indicates Fd. 1" Iron Pipe tagged L.S. 2921, Flush, per Map Book 79/13-16 unless otherwise noted.
- Indicates Fd. 1/4" Iron Pipe in concrete tagged R.E. 9876, Flush, per Map Book 40/58-61, unless otherwise noted.
- Indicates Fd. Monument as noted
- Indicates Set 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018, Flush unless otherwise noted.
- Set 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Set "Sure Fire" stud tagged L.S. 3018 in top of curb at all side lot lines projected.
- This Tract contains 28.51 Acres.
- indicates existing natural watercourse.
- (-) Indicates Record Data per Tract 4111 recorded in Map Book 79 pages 13 thru 16 inclusive Records of Riverside County, California
- [-] Indicates Record Data per R.S. 49/66
- (- -) Indicates Record Data per Tract 2121, M.B. 40/58-61

CURVE DATA

(A) R=492.00'	(B) R=500.00'
Δ=102°37'01"	Δ=102°37'01"
L=22.41'	L=22.84'



DETAIL "A"
NO SCALE

DETAIL "B"
NO SCALE

P.M. 35/9 & 10
PAR. 1

LOT H R.S. 41/23 LOT G
PAR. 2
(1.0' BARRIER STRIP)

W.D. 6385